



# South Troy Brownfields

## A MESSAGE FROM THE MAYOR

The City continues to work towards implementing the South Troy Waterfront Revitalization Plan and revitalizing formerly industrial properties in South Troy.



Community interest in this project has been substantial, and I look forward to meeting with you at the January 18th public meeting to report on the latest developments on the EPA Brownfields project.

One of the most exciting projects in this area is the Hudson Rivers and Estuaries Center which will be located at the former Rensselaer Iron Works. I'm pleased that this project will preserve and re-use the buildings on the site while establishing green space and public access to the river.

I look forward to continuing to work with you as we take this next step towards implementing our shared vision for South Troy.

Mayor Harry Tutunjan

## Inside this issue:

Map of the Sites	<b>2</b>
What's Next	<b>2</b>
Hudson Rivers Center	<b>3</b>
Community Meeting	<b>BACK</b>

## Environmental Assessment of South Troy Sites

The City of Troy has completed environmental assessments at two sites in South Troy using funds provided by the United States Environmental Protection Agency (US EPA). The results of these assessments will be presented to the public at a community meeting on Jan. 18 at 7:00 PM at the Polish American Club on First Street in South Troy.

The sites are the former Rensselaer Iron Works Site located at the Poesten Kill and the 'Alamo' located at the intersection of Main Street and the Industrial Park Road. Please see the story below for more information about how these sites were selected, and the map and stories on pages 2 & 3 for more about the sites.

The assessment at these sites was accomplished by Sterling Environmental Engineering based on Sampling Plans approved by the US EPA. Plans were developed for

each site based on each site's characteristics including topography, soil conditions and historical uses.

Testing on both sites included surface and subsurface soil testing to determine the presence of coal tar, petroleum, industrial solvents and a variety of other pollutants. Additional sampling was done of ground water at both sites and of Hudson River sediment just off the former Rensselaer Iron Works site.

Samples on both sites were analyzed for pollutants including VOCs and SVOCs (Volatile and Semi-volatile Organic Compounds such as acetone), PCBs and priority pollutant metals such as lead and mercury.

Analysis was completed by commercial labs selected from the Department of Health's Environmental Laboratory Approval Program (ELAP) list of laboratories. To ensure quality, a third party 'data validator' verified the lab's work. ■

## Project Overview

The South Troy Brownfields Pilot Program is funded by the US Environmental Protection Agency (EPA) and designed to help the City of Troy return unused and deteriorated properties to productive use.

This \$250,000 grant can be used to assess environmental contamination and requires that \$50,000 be used to benefit land that is planned for public space such as parks, trails or plazas. This grant cannot be used to clean up contamination (it is for assessment only), but the City intends to apply for additional state and federal funds for environmental clean up.

The City selected two sites for assessment using funds from this grant (see story above). The sites were selected using a painstaking selection process that included significant community input.

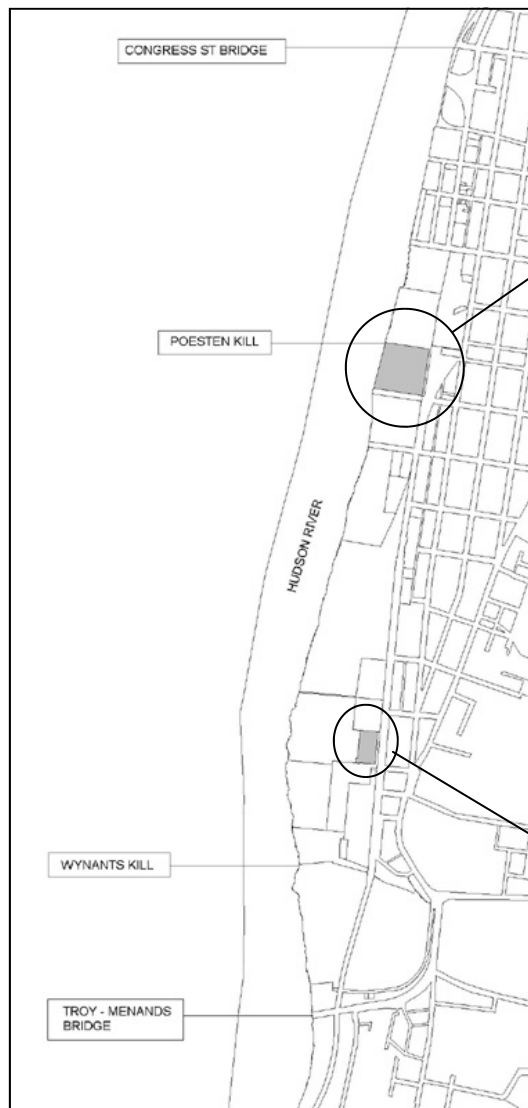
The original study area included fifty-four

parcels located in South Troy between Liberty Street and the Rensselaer County Sewage Treatment Facility.

These parcels were narrowed down to the final two sites with input from the Brownfields Task Force and the general public. The Task Force includes a broad array of community members including neighborhood residents, local businesses, and representatives of regulatory agencies. The public provided comments on the site selection at meetings on Jan 29 and Apr 24, 2003

Since the last public meeting, the City has developed Sampling Plans, worked with US EPA to get these plans approved, completed two rounds of environmental assessment and analyzed this data for presentation to the public on January 18th. ■

## Assessment Sites Map



*This map shows the Troy waterfront between the Congress Street and Troy-Menands Bridges*



### Rensselaer Iron Works

The former Rensselaer Iron Works site, located on the river between the Poestenkill and Madison Street, occupies an important place in the history of Troy's iron industry.

Several of the historic structures that were part of the Rensselaer Iron Company still stand on the site, but need stabilization and repair.



### The "Alamo"

The "Alamo" site, so-called because of the cement wall around the site is located on the Industrial Park Road at the corner of Main Street.

The cement wall remains from the site's prior use as an oil storage facility. This wall provided a back up containment system in case the tanks leaked. The site is currently used as the City's recycling transfer station.

## What's Next?

The next step in the EPA process is to develop "Remedial Plans" for each of these sites.

A remedial plan is a document that specifies how environmental concerns on a site will be addressed. This includes the techniques and methods to be used and preliminary cost estimates.

This EPA grant provides funding for remedial planning for the former Rensselaer Iron Works site.

The remedial plan for the Rensselaer Iron Works site will be developed in coordination with the Hudson Rivers and Estuaries Project (see story next page)

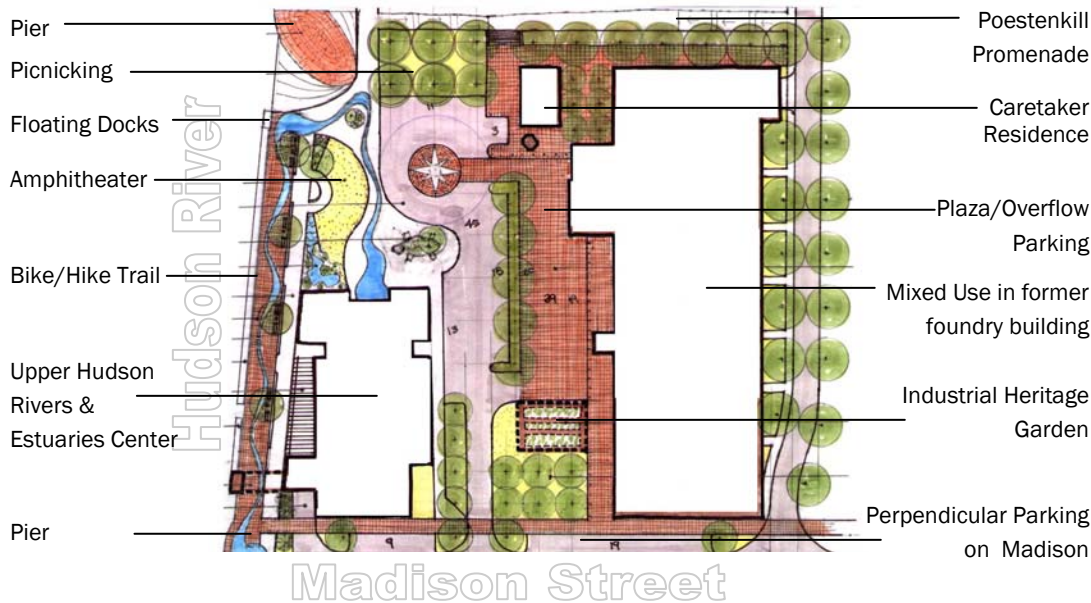
and will be presented to the public at a final community meeting in 2006.

The City has received an additional EPA grant to use for remedial planning of the "Alamo" site and may also seek New York State Funds for this purpose. ■

**Know anyone else who would like to receive this newsletter?**

**Contact Andrea Poley at 270-4557 or [andrea.poley@troyny.gov](mailto:andrea.poley@troyny.gov)**

## Upper Hudson Rivers and Estuaries Satellite Center Project



*Conceptual Plan from the Upper Hudson Rivers and Estuaries Satellite Center Project Strategic Development Plan*

The City is working with RPI, the Rivers and Estuaries Center, the NYS Dept. of State Division of Coastal Resources and private citizens to develop the former Rensselaer Iron Works site as the Upper Hudson Rivers and Estuaries Satellite Center (UHRESC). The City hopes the project will provide a major spark for revitalization efforts in South Troy. A "Strategic Development Plan" for the project has been created by a team lead by Fraser and Associates and is under review.

The major catalyst for the project is the construction of a 27,000 square foot research facility. This state-of-the-art facility will become a base for international environmental research into rivers and estuaries worldwide. The UHRESC is intended to inform and educate and the facility will be designed to have space where ongoing research can be observed by the public through large windows in laboratory spaces.

The existing building near the river shoreline will be expanded for the UHRESC. The rest of the site will be developed for a mixture of public and private-sector uses. The strategic plan recommends multi-use development of historic structures that could include a restaurant, neighborhood retail and services, fitness and recreation. The plan recommends the central aisle of the main building remain open so that it could be used for markets, shows, receptions and other public events.

Piers and overlooks will be built at the foot of Madison Street and at the confluence of the Hudson and Poestenkill with paved promenades along both shorelines. An access ramp to new floating docks on the Hudson will create the first public boat dock in South Troy.

The concept plan illustrates how on-site parking can be minimized to permit the crea-

tion of large public plazas and green spaces which can be used for a wide range of events with parking provided along Madison Street.

The Strategic Development Plan also studied the adjacent neighborhood recommending pedestrian improvements on Madison Street, First Street and Canal Avenues including wider sidewalks, safer crosswalks, new benches, trash receptacles, street lights, street trees and attractive modern bus shelters at major stops.

The City of Troy expects to begin cleaning and stabilizing the existing buildings in Fall 2005 and expects to kick-off a construction project with funds from the NYS Department of State to establish safe public access on the site in early 2006. Full build-out of the improvements suggested in the Strategic Development Plan is expected to take several years. ■



**Do you have an email list that you would use to help us distribute information about this project?**

**If so, please contact  
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## **SOUTH TROY BROWNFIELDS**

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**Community Meeting  
Wednesday  
January 18  
7:00 PM  
Polish American Club**

## **Community Meeting Wednesday, January 18th**



**Revitalizing the Working Waterfront**

On Wednesday, Jan. 18th at 7:00 PM the City of Troy will host the fourth Community Meeting for the South Troy Brownfields Pilot Program at the Polish American Club at 507 First Street in South Troy.

This meeting is open to the general public.

The City will present the results of initial environmental assessments at the former Rensselaer Iron Works Site

(at Madison) and the "Alamo" site (on the Industrial Park Road at Main).

The City will also provide an update on the Hudson Rivers and Estuaries project to be developed at the former Rensselaer Iron Works site.

The City hopes that interested neighbors will attend the meeting and also stay informed by means of the project website at [www.troyny.gov/projects/brownfields.html](http://www.troyny.gov/projects/brownfields.html) ■

